



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 19th February 2025



23, RIBBY ROAD, WREA GREEN, PRESTON, PR4 2NA

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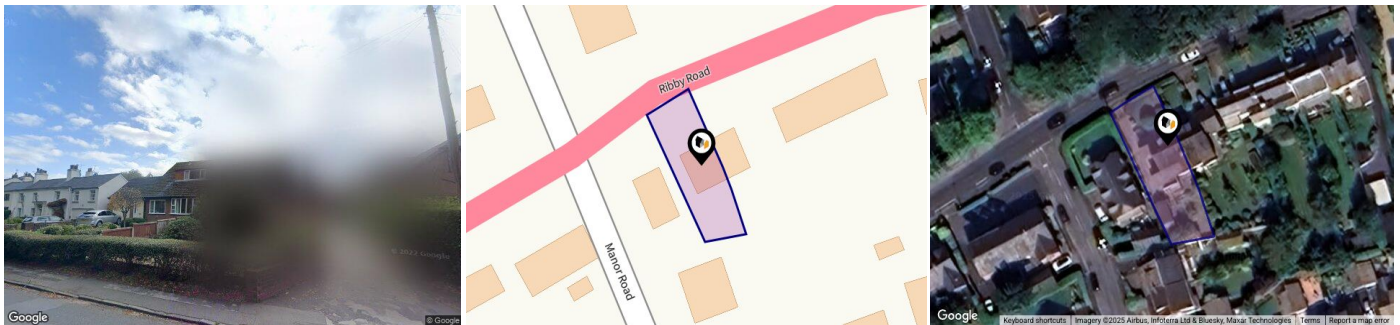
77 Deansgate Manchester M3 2BW

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Property

Type:	Semi-Detached	Last Sold Date:	19/10/2017
Bedrooms:	3	Last Sold Price:	£250,000
Floor Area:	688 ft ² / 64 m ²	Last Sold £/ft²:	£362
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,270		
Title Number:	LA935085		
UPRN:	100010420183		

Local Area

Local Authority:	Lancashire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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23 Ribby Road, Wrea Green, PR4 2NA

Energy rating

D

Valid until 29.02.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

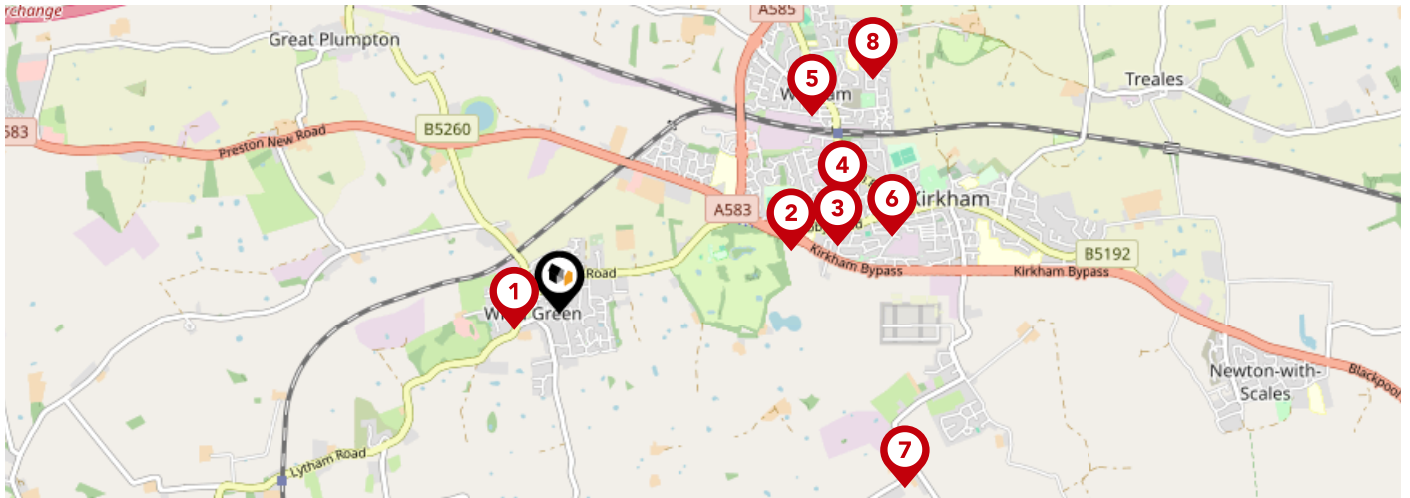
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Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	64 m ²

Area Schools

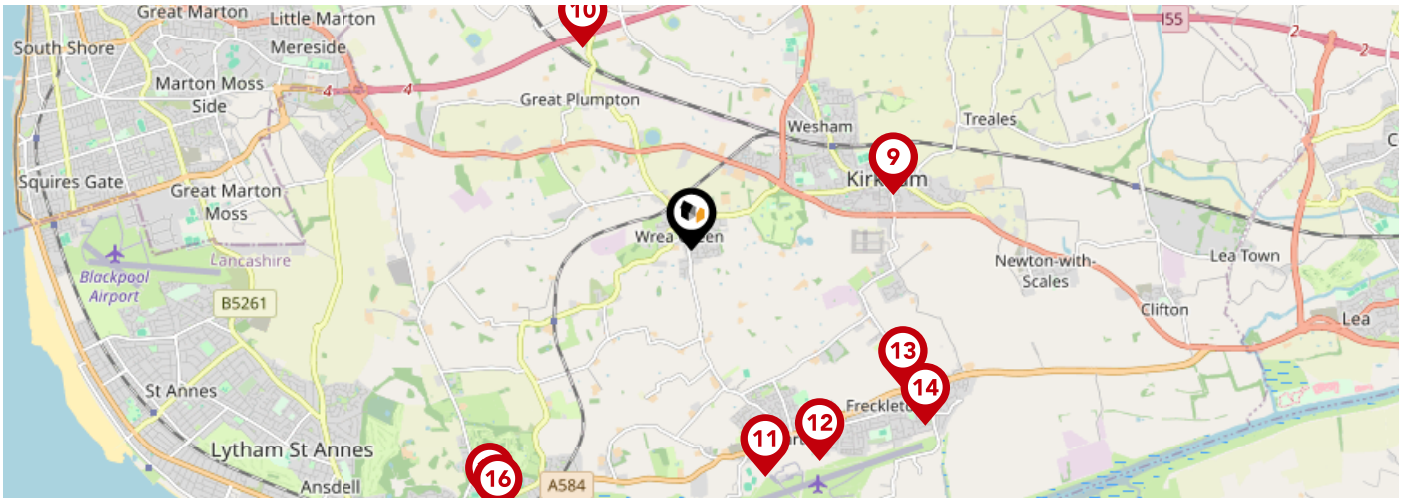
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	Nursery	Primary	Secondary	College	Private
<p>1 Ribby with Wrea Endowed CofE Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 154 Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Kirkham Grammar School</p> <p>Ofsted Rating: Not Rated Pupils: 809 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Willows Catholic Primary School, Kirkham</p> <p>Ofsted Rating: Outstanding Pupils: 209 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Kirkham and Wesham Primary School</p> <p>Ofsted Rating: Good Pupils: 201 Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Medlar-with-Wesham Church of England Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 144 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Kirkham Pear Tree School</p> <p>Ofsted Rating: Outstanding Pupils: 103 Distance:1.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Linton School</p> <p>Ofsted Rating: Good Pupils: 12 Distance:1.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Joseph's Catholic Primary School, Medlar-with-Wesham</p> <p>Ofsted Rating: Good Pupils: 95 Distance:1.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

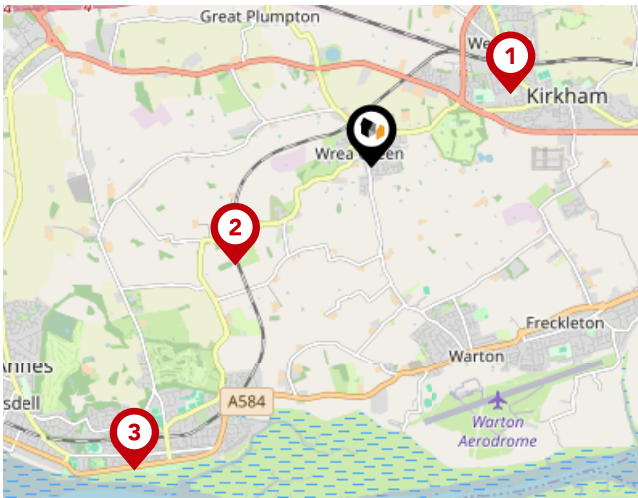
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		Nursery	Primary	Secondary	College	Private
	Kirkham St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 200 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weeton St Michael's Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 55 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Warton St Paul's Church of England Primary Academy Ofsted Rating: Good Pupils: 105 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Family Catholic Primary School, Warton Ofsted Rating: Good Pupils: 152 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Freckleton Strike Lane Primary School Ofsted Rating: Good Pupils: 174 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Freckleton Church of England Primary School Ofsted Rating: Good Pupils: 184 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Catholic Primary School, Lytham Ofsted Rating: Good Pupils: 206 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Catholic High School Ofsted Rating: Good Pupils: 824 Distance:2.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

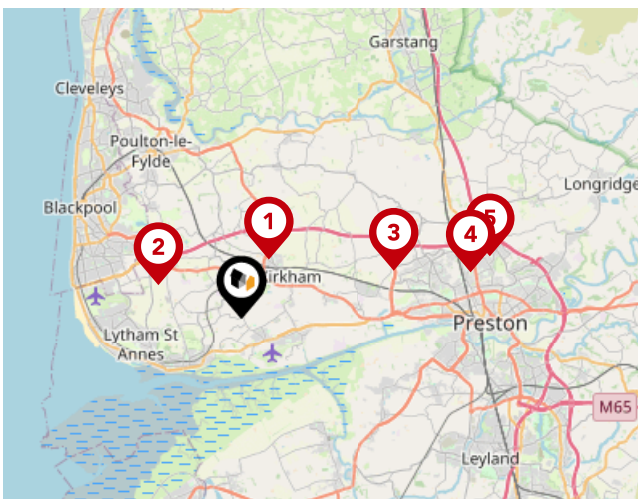
Area Transport (National)

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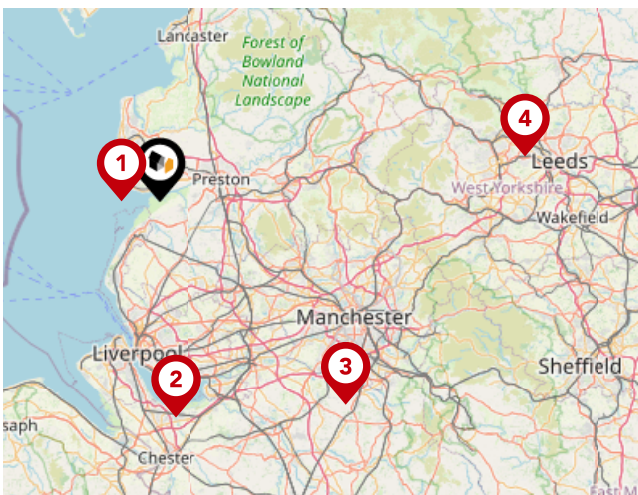
National Rail Stations

Pin	Name	Distance
1	Kirkham & Wesham Rail Station	1.39 miles
2	Moss Side Rail Station	1.47 miles
3	Lytham Rail Station	3.37 miles



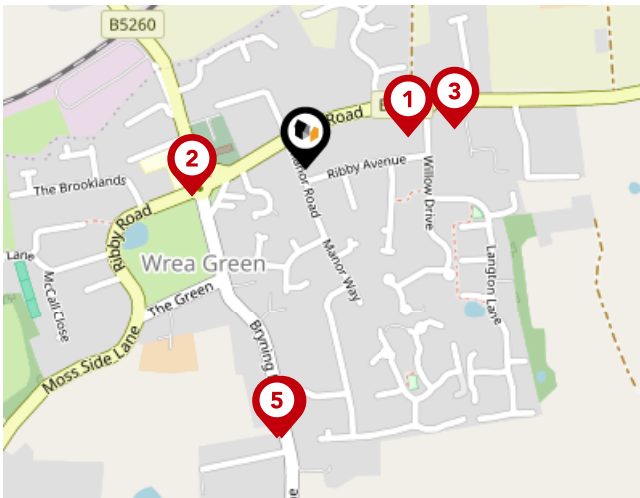
Trunk Roads/Motorways

Pin	Name	Distance
1	M55 J3	2.26 miles
2	M55 J4	3.11 miles
3	M55 J2	5.58 miles
4	M55 J1	8.21 miles
5	M6 J32	8.97 miles



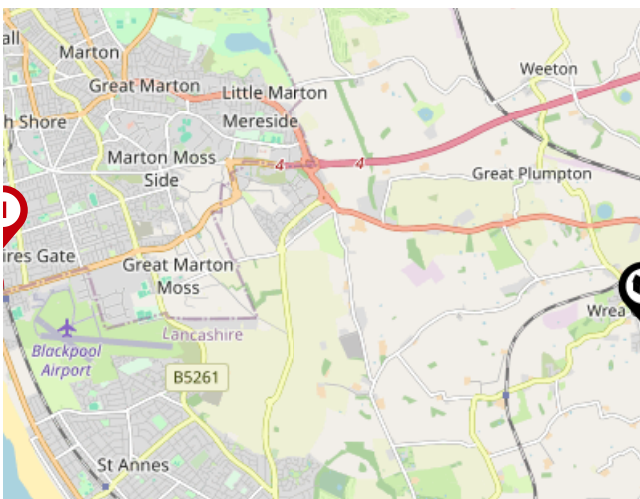
Airports/Helipads

Pin	Name	Distance
1	Highfield	5.25 miles
2	Speke	30.51 miles
3	Manchester Airport	38.93 miles
4	Leeds Bradford Airport	51.56 miles



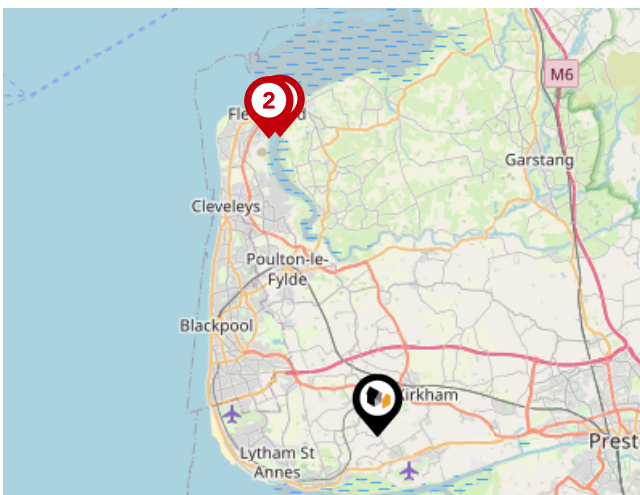
Bus Stops/Stations

Pin	Name	Distance
1	Willow Drive	0.12 miles
2	Primary School	0.13 miles
3	Willow Drive	0.17 miles
4	Richmond Avenue	0.3 miles
5	Richmond Avenue	0.3 miles



Local Connections

Pin	Name	Distance
1	Burlington Road West (Blackpool Tramway)	5.65 miles
2	Starr Gate (Blackpool Tramway)	5.83 miles
3	Harrow Place (Blackpool Tramway)	5.92 miles



Ferry Terminals

Pin	Name	Distance
1	Knott End-On-Sea Ferry Landing	10.99 miles
2	Fleetwood for Knott End Ferry Landing	11.05 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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